

PLANNING COMMISSION MINUTES

February 5, 1991

Present: Chairman Cheryl Okubo, Kathi Izatt, Berwyn Andrus, Jeff Chretien; Les Foy, City Council Rep.; Jack Balling, City Engineer, Jon Reed Boothe, Planning Director

Excused: Mike Holmes, Elaine McKay, Dick Drescher Absent: Mick Johnson

Invocation: Jack Balling

Minutes of January 15, 1991 were unanimously approved as written. Dick Drescher wrote a letter to the Planning Commission expressing his feelings regarding Item No. 1-15-91.11B Update re Block 29, Downtown Area, presented to the Planning Commission by Tom Hardy, City Manager.

It was unanimously agreed upon by Commission members present that this letter would become an official addendum to the Planning Commission minutes of January 15, 1991., as attached.

Subdivisions - Final:

2-5-91.7A Sunset Hollow Plat C, 3200 S. 1000 E. - Cancelled

2-5-91.7B Sarah Burns Subdivision, 6 lots, 900 S. Main,
Preliminary & Final

This property is located between 900 So. and 1050 So. on Main Street and is part of Sarah Burns' estate. She now wishes to divide this property among her children. There are six lots, four of which have homes that were built over 30 years ago. A subdivision plat has been prepared to make this division easier and to comply with city ordinances. All the improvements are existing, so there will be no bonds or fees required. Owners of the two remaining vacant lots will pay the required connection fees at the time a building permit is issued. Staff recommends final approval be granted for this subdivision.

Berwyn Andrus made a motion to grant final approval, seconded by Les Foy; voting was unanimous.

Commercial Applications:

2-5-91.10A Additions & Alterations to Lakeview Hospital, 630 E. Medical Dr., Preliminary
Approval

A new addition will be added to the south end of the existing building with 12,000 sq. ft. of area. Ancillary uses will be expanded to fill this new space.

Staff has reviewed the plans and recommends preliminary approval subject to the following conditions:

1. Staff is concerned with the public access to the new addition which seems to be in conflict with the emergency access, and would like emergency access and route designation plans to be prepared which will not conflict with the public access and parking.
2. The utility plan showing water, sewer, storm drains and power lines are in conflict with the plans on file in the city. We would like an overall site plan showing the as constructed utilities.
3. Payment of sanitary sewer connection fee based on the total number of new plumbing fixture units per city ordinance.
4. Relocation of existing culinary water lines. City plans do not agree with the size or location of the existing lines, and this needs to be verified. Cost for relocation of the water system and work performance will be worked out during final plan review. New easements will be required.
5. Developer to furnish the city the flow demands for the hospital operation with this proposed addition. The water source to serve the hospital has been greatly stretched with the additions, and there is difficulty in meeting the fire flow and domestic demands. Another source connection may be needed.
6. The existing power lines will need to be removed. The Power Dept. will need a new service plan showing the transformer location and loads. A new service line will need to be run from 500 So. through a new easement coordinated with the Power Dept., plus payment of all applicable fees.
7. The proposed relocation of the storm drain is under review, but we must verify the flows and capacities of the proposed changes.
8. Natural gas and telephone utilities must be reviewed and approved by the utility vendors.
9. Final building plans to show mechanical, heating, and electrical for review by an assigned plan checker for compliance with the building codes.
10. Where public utilities are changed, the city will need new easements and right-of-ways. The old easements need to be vacated.

There was considerable concern about the safety of patients leaving the hospital exit at the southern end of the new building addition. There are eight parking stalls shown adjacent to this area, and it appears that there is potential conflict with street traffic and pedestrian traffic. Another concern is the 500 South Street entrance and its apparent conflict with the emergency access, as addressed in condition #1.

Les Foy made a motion to approve the preliminary plan for the new addition to Lakeview Hospital subject to conditions recommended by staff. Before seconding the motion, Kathi Izatt proposed the following to be added to the conditions:

11. The South Davis Community Hospital and Lakeview Hospital people should agree on the alignment of the 500 South Street access road.

12. The 8 parking stalls adjacent to and east of the new addition be reviewed for the possibility of eliminating the stalls and constructing a storage lane for outpatient pick up.

Kathi Izatt seconded the motion and voting was unanimous. Miscellaneous:

2-5-91.11A Continued discussion re recodification of Planning
 Enabling Act by State Legislation.

Les Foy proposed that the City and any developer ensure the historical preservation of the pioneer 'nom located on the northeast corner' of the 100 West 200 South intersection.